

DOUGLAS COUNTY, NV

2021-973631

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\$40.00 Pgs=8

09/07/2021 11:51 AM

STEWART TITLE COMPANY - NV

KAREN ELLISON, RECORDER

A.P.N. No.:	1220-16-510-013
File No.:	1342458 MDD
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Angela Colgan	
1000 Arrowhead Drive	
Gardnerville, NV 89460	

(for recorders use only)

ORDER

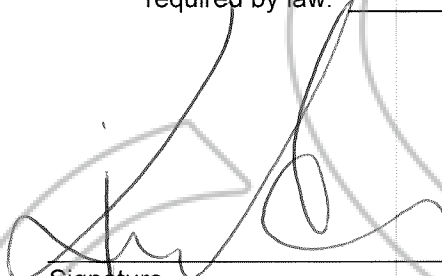
Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law:

(State specific law)



Signature

Escrow Assistant

Title

Keri Austin
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

1 Case No. 2020-PB-00057

2 Dept. No. I

RECEIVED

JUN 22 2021

Douglas County
District Court Clerk

FILED

2021 JUN 22 PM 1:16

SHARON WILLIAMS
CLERK

Deputy

3
4
5
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7 IN AND FOR THE COUNTY OF DOUGLAS

8
9 In the Matter of the Estate of

10 DAVID RICHARD COLGAN,

ORDER

11 Deceased.
12 _____/

13 THIS MATTER came before the court on June 8, 2021, during the court's open
14 probate calendar, at the time set to further consider Estate Administrator Angela Sue
15 Colgan's First and Final Account and Petition for Distribution. No one appeared before the
16 court when the matter was called to the bar. Having appeared previously in open court on
17 January 12, 2021, and May 4, 2021, regarding the petition, Angela Sue Colgan, representing
18 herself, *pro se*, was not present on June 8th as previously authorized by the court.
19

20 During the May 4th hearing, the court sought proof from the administrator that no
21 other statutory heir claimed an interest in the decedent's estate. The court also requested a
22 copy of a deed be filed into the court record demonstrating decedent's ownership interest in
23 the parcel of real property at issue within the petition.
24

25 On June 1, 2021, Angela Sue Colgan caused to be filed an authenticated copy of a
26 Grant, Bargain and Sale Deed representing the decedent's sole and separate property interest
27 in the parcel of real property at issue and a notarized Waiver of Rights of Inheritance
28

1 executed by the decedent's daughter, Brooke Colgan.

2 Proof of service regarding adequate notice of the proceedings to both the Medicaid
3 Estate Recovery office of the State of Nevada and the decedent's daughter, Brooke Colgan,
4 was present within the record. No objection has been received from any interested person
5 during the year these summary proceedings have been open and pending before the court.
6

7 Having examined all relevant pleadings and papers on file herein, and hearing no
8 objection, the court approved the administrator's petition on June 8, 2021, and now finds as
9 follows:

10 1. Notice of the hearing of the petition has been regularly given as prescribed by
11 law.

12 2. The decedent, David Richard Colgan, died on September 2, 2017, in Reno,
13 Nevada, being at the time of his death a resident of Douglas County, Nevada.

14 3. The decedent died intestate.

15 4. The decedent was survived by his spouse, Angela Sue Colgan, and his daughter,
16 Brooke Colgan.

17 5. The decedent died leaving an estate in the State of Nevada having a value less
18 than \$300,000.00, which is subject to the jurisdiction of the court.
19

20 6. On June 23, 2020, Angela Sue Colgan was appointed as administrator of David
21 Richard Colgan's estate and authorized to summarily administer decedent's estate. Angela
22 Sue Colgan has been the administrator of decedent's estate continuously since that date.
23

24 7. Notice to creditors was published locally in The Record-Courier newspaper on
25 August 1, 8, and 15, 2020.
26

27 8. No claims against the estate have been filed into the court record or brought to the
28

1 attention of the court.

2 9. Brooke Colgan has waived any interest she may have as an heir to her father's
3 estate.

4 10. No objection has been received from any interested person during the year these
5 proceedings have been open before the court.

6 11. No statutory fee for the administrator's services has been requested.

7 12. The estate is now in a condition to be closed and distributed.

8 THEREFORE, based upon the foregoing, the administrator of decedent's estate is
9 hereby authorized to distribute all of the assets of the estate specifically as follows:
10

11 To Angela Sue Colgan as her sole and separate property, including the real property
12 located at 1000 Arrowhead Drive, Gardnerville, Nevada 89410, APN 1220-16-510-013, and
13 more particularly described as follows:
14

15 Lot 259, as said lot is shown on the Official Plat of GARDNERVILLE RANCHOS UNIT
16 NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on June 1,
17 1965, in Book 1 of Maps, filed as No. 28309, and Title Sheet amended on June 4, 1965, as
18 Filing No. 28377

19 (Per NRS 111.312, the above legal description was previously recorded at Document
20 No. 0571648, Book 0303, Page 13979, on March 28, 2003.)

21 In addition, all other residue of decedent's estate remaining and subsequently
22 discovered, if any, including any property interest of the decedent or his estate in any other
23 property not now known or discovered, shall be and hereby is to be distributed to Angela
24 Sue Corgan, the individual, as her sole and separate property.

25 Angela S. Corgan, the individual, shall assume any and all tax liability which may
26 ultimately be determined to be owed by the decedent or his estate, known or which may
27 hereafter be discovered. The parcel of real property specifically set forth above remains
28

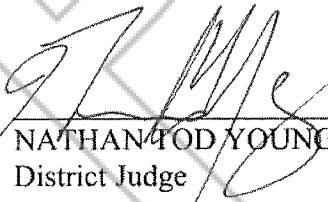
1 subject to any deed of trust relied upon to secure any debt, line of credit, and/or mortgage
2 associated with decedent's specific parcel of real property as previously recorded in relevant
3 public records, and for which Angela Sue Corgan, the individual, is now responsible.

4 Administrator Angela Sue Corgan is hereby authorized to execute and record, if
5 necessary, a transfer deed on behalf of the estate of David Richard Colgan, transferring the
6 above real property to herself as an individual, as well as any and all documents necessary to
7 effectuate the transfer of the estate assets as set forth herein.

8
9 Upon filing a petition for discharge demonstrating that the distribution set forth
10 herein has been received by the identified heir in the manner affirmed by the court, the
11 administrator will be discharged from her duties without further hearing.

12
13 IT IS SO ORDERED.

14 Dated this 22 day of June, 2021.

15 
16 NATHAN TOD YOUNG
17 District Judge

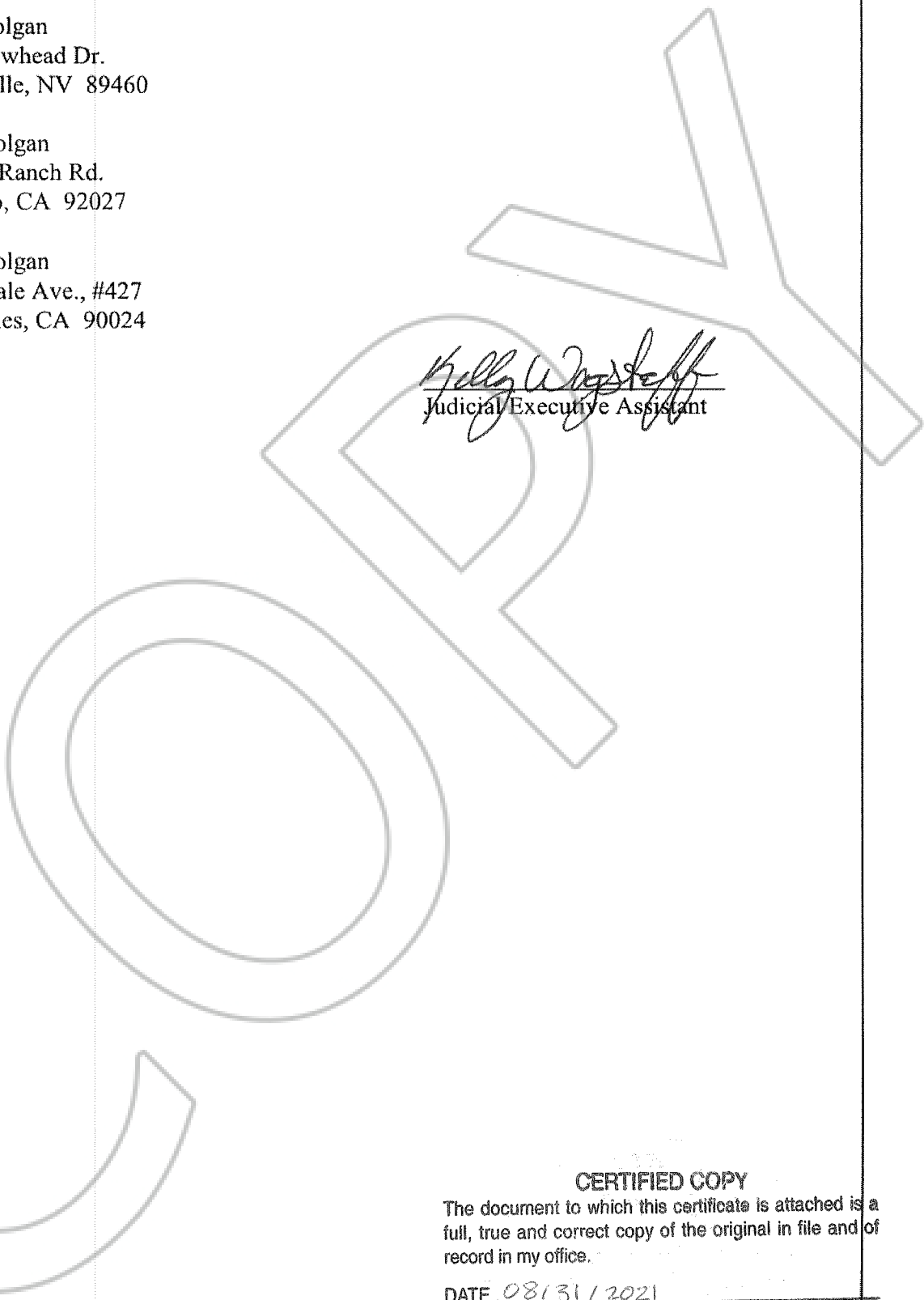
1 Copies served by mail this 22 day of June, 2021, to:

2 Angela Colgan
3 1000 Arrowhead Dr.
4 Gardnerville, NV 89460

5 Brooke Colgan
6 2384 Old Ranch Rd.
7 Escondido, CA 92027

8 Brooke Colgan
9 527 Midvale Ave., #427
10 Los Angeles, CA 90024

Kelly W. Ingstieff
Judicial Executive Assistant



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CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 08/31/2021

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

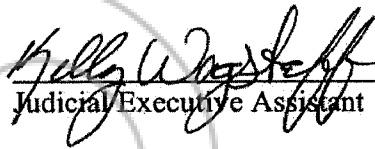
By *[Signature]* Deputy

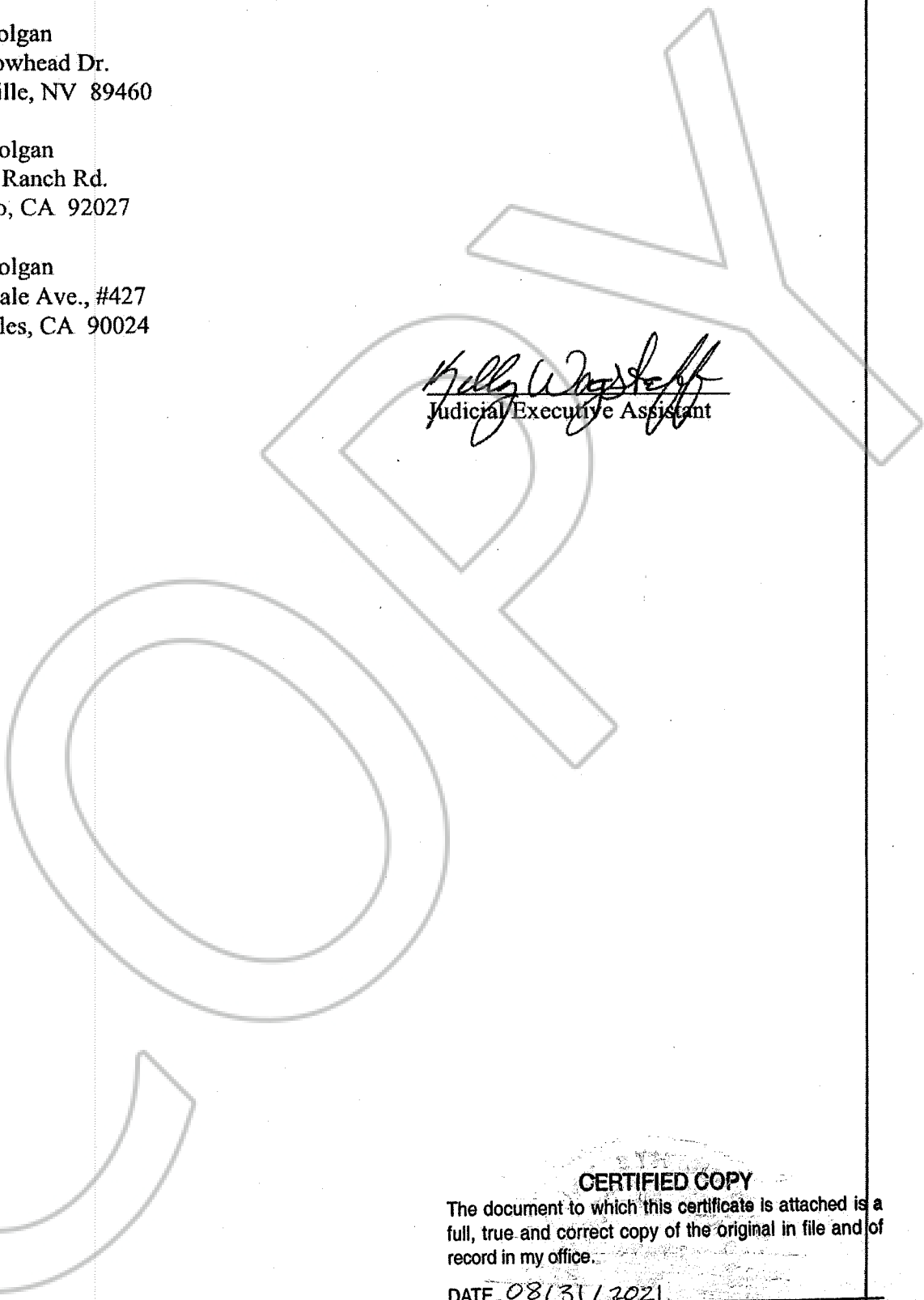
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Judicial Executive Assistant

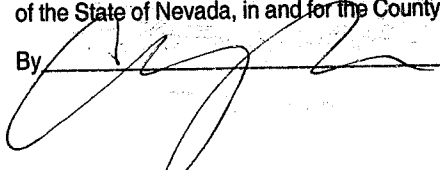


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DATE 08/31/2021

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By  Deputy

WASHOE COUNTY RECORDER

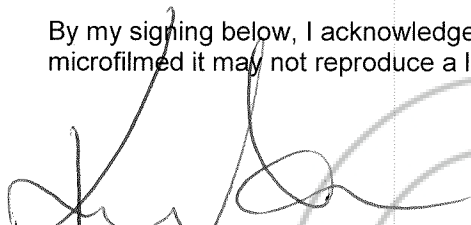
OFFICE OF THE RECORDER
KALIE M. WORK, RECORDER

1001 E. NINTH STREET
RENO, NV 89512
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.



Signature

9/07/2021

Date

Kerri Austin

Printed Name